

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



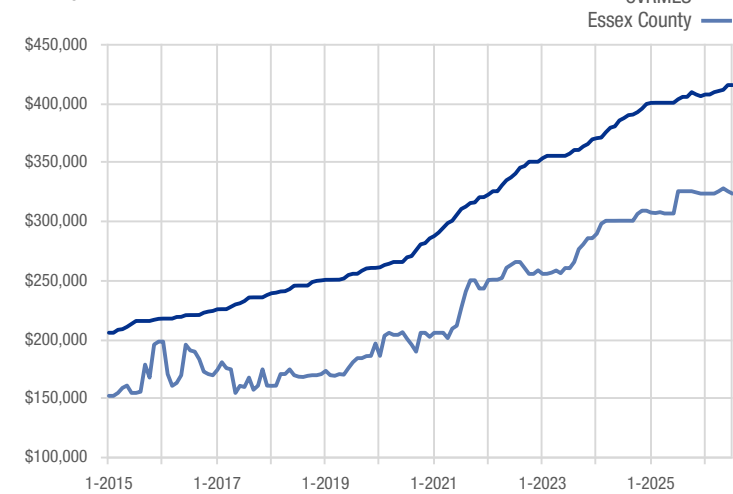
Essex County

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	13	10	- 23.1%	93	88	- 5.4%
Pending Sales	9	17	+ 88.9%	67	59	- 11.9%
Closed Sales	14	9	- 35.7%	61	53	- 13.1%
Days on Market Until Sale	57	51	- 10.5%	69	46	- 33.3%
Median Sales Price*	\$424,950	\$345,000	- 18.8%	\$325,000	\$329,900	+ 1.5%
Average Sales Price*	\$503,006	\$474,583	- 5.7%	\$406,337	\$377,168	- 7.2%
Percent of Original List Price Received*	96.0%	94.5%	- 1.6%	95.1%	96.8%	+ 1.8%
Inventory of Homes for Sale	32	32	0.0%	—	—	—
Months Supply of Inventory	3.9	4.1	+ 5.1%	—	—	—

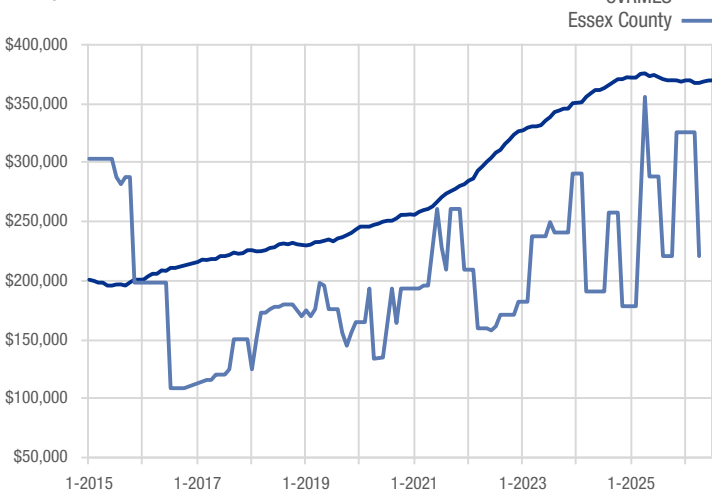
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	1	—	2	2	0.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	27	—	—
Median Sales Price*	—	—	—	\$324,975	—	—
Average Sales Price*	—	—	—	\$324,975	—	—
Percent of Original List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family



Median Sales Price - Condo/Town



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.